

SECTION B

THE ENVIRONMENTS

SUMMARY AND ANALYSIS OF EXISTING CONDITIONS

1. Human Environment



Introduction

The psychological outlook of the community.

This environment answers two questions concerning the Central Area. The first question is: “*Who are the people that make-up the Central Area?*” This will be answered in the **Demographics section**, which examines population growth and change; age; race and ethnicity; and educational attainment. The next question is: “*How do they feel about themselves, the City and their environmental surroundings?*” This question will be addressed in the sections entitled **Community Attitudes**, **Community Make-Up** and **Existing Community Image**.

Demographics

Existing Conditions

The goal of this section is to describe the existing demographic composition of the Central Area. Determining the demographic makeup is important for the future allocation of social services. An important aspect of the existing picture is to compare the Central Area to the City of Fort Lauderdale and Broward County. In general, the City of Fort Lauderdale and the Central Area were among the first areas developed in Broward County. However, since 1970, new development has been concentrated in the western sections of Broward County. As a result, the portion of the County’s population that resides in the City of Fort Lauderdale and the Central Area has steadily declined.

Demographic analysis reveals that residents of the Central Area are generally younger, predominately African American, and have received less education than the City of Fort Lauderdale and Broward County populations. The general trends indicate services should be geared toward the youth because of the high percentage of persons under the age of 18 and the low educational attainments.

Population Growth and Change

Generally, the City of Fort Lauderdale is built-out. Most development that occurs in the City is in the form of infill redevelopment. However, the City has experienced a slight population increase, 3.1% between 1990 and 1998, due to higher density redevelopment.

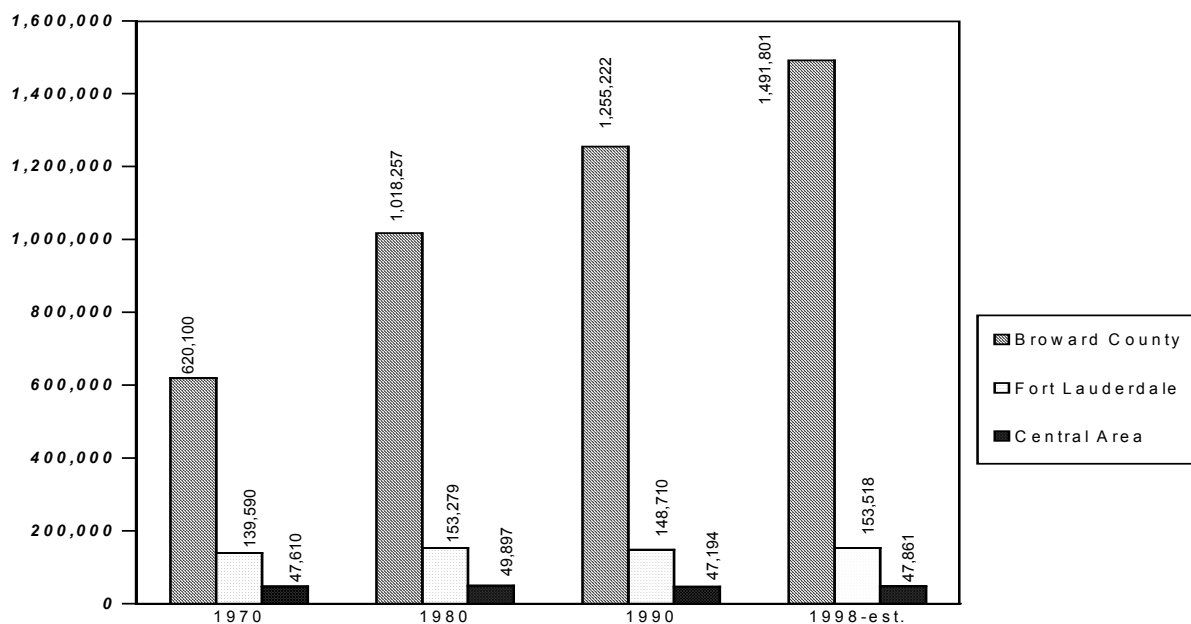
Figure 1.1 depicts the population growth of the Central Area, the City of Fort Lauderdale and Broward County. The Central Area, as with the City of Fort Lauderdale, has had relatively stagnant population growth since 1970. Broward County, however, has had a much higher rate of growth than the City of Fort Lauderdale and the Central Area. There are a variety of reasons for this growth. The vast amounts of vacant land, the construction of suburban highways Interstate 75 and 595, and general trends toward suburban development are the main reasons for the rapid County growth compared to the stagnation of the City’s growth since 1970. However, because vacant developable land is rapidly diminishing throughout the County, an increase in infill development is expected to occur in greater instances in the future, thus resulting in increased growth rates for the City and Central Area.

In 1970, the City of Fort Lauderdale comprised 22% of the County’s population. Due to the rapid suburban development, the City of Ft. Lauderdale currently represents only 10% of the County’s population.

The Central Area currently consists of 31% of the City's population., however the Central Area's share of the City's population has steadily declined in the last three decade: 34% in 1970, 33% in 1980, and 32% in 1990. This can largely be attributed to a geographical shift toward beach and downtown residential development.

The current population density of the Central Area is 6,556 persons per square mile. The City of Fort Lauderdale's population density is 4,878 persons per square mile and the County's population density is 3,518 persons per square mile. It can be assumed that the Central Area has developed at a higher density primarily due to the predominate amount of residential uses in the area and the smaller parcel sizes. The County overall is developed at a lower density due to large tract developments, which segregate land uses and promote low-density housing.

Figure 1.1 Population Growth 1970-1998

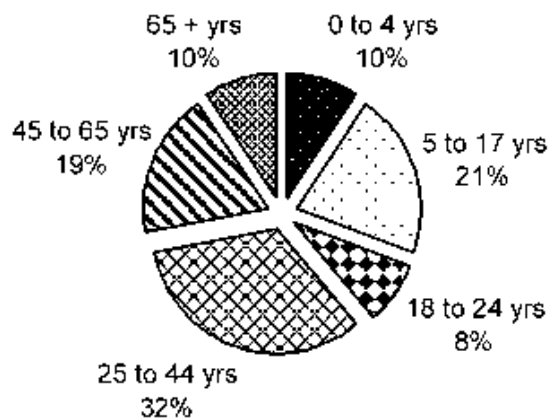


Sources: US Census Bureau and Claritas Corporation

Age

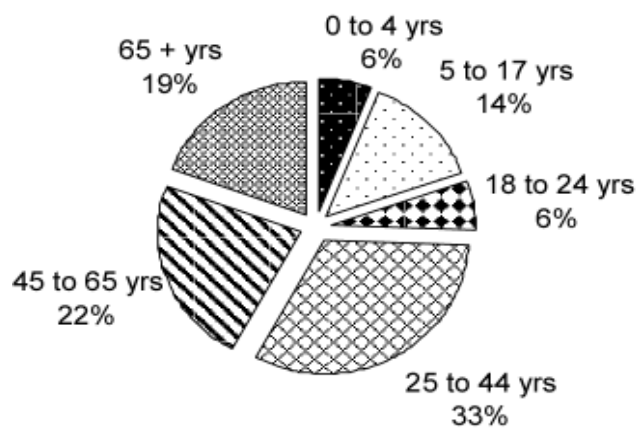
Figures 1.2, 1.3 and 1.4 display the age breakdowns for the Central Area, the City of Fort Lauderdale and Broward County, respectively. An immediate trend is evident when comparing the Central Area to the City of Fort Lauderdale and the County. The Central Area populace is younger than the County and City: 31% of the Central Area is 17 years old or younger, compared to 20% in the City and 21% in the County. The median age of the Central Area residents is 33 years old. The City and the County have median ages of 40 and 43 years old, respectively. In Broward County and the City of Fort Lauderdale, there are much larger percentages of elderly populations, 21% and 19%, respectively, compared to the Central Area with 10% of the population 65 and older. This is an important analysis when considering the allocation of social services to the Central Area.

FIGURE 1.2 - Age Distribution for the Central Area, 1998 Estimate

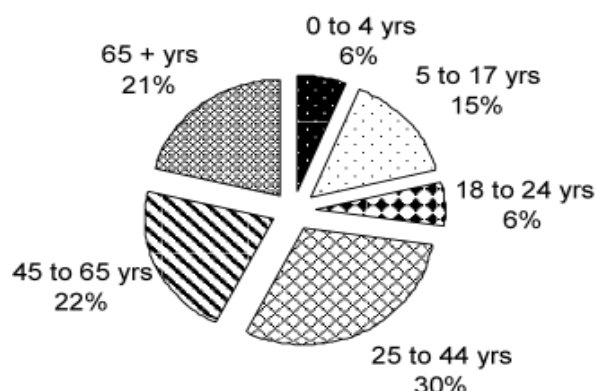


Source: Claritas Corporation

FIGURE 1.3 - Age Distribution for the City of Fort Lauderdale, 1998 Estimate



Source: Claritas Corporation

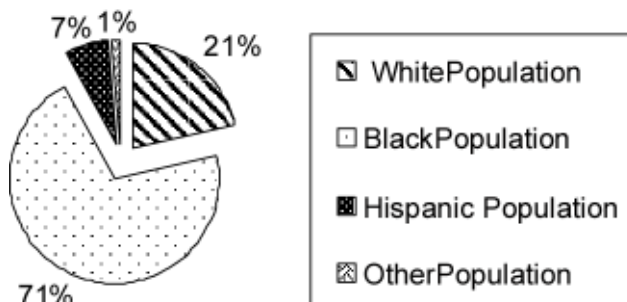
FIGURE 1.4 - Age Distribution for Broward County, 1998 Estimate

Source: Claritas Corporation

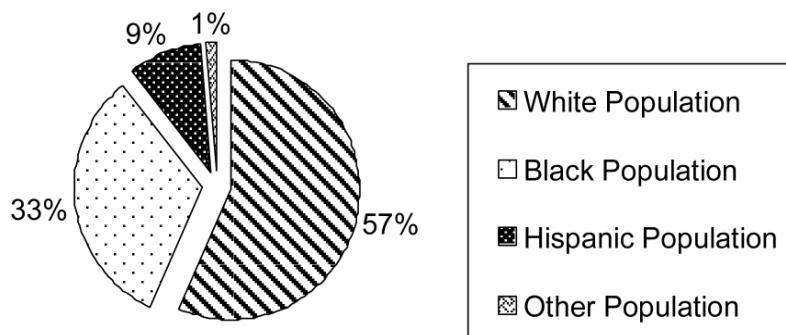
Race and Ethnicity

The Central Area's race and ethnicity patterns differ greatly from the County and the City of Fort Lauderdale. **Figures 1.5, 1.6 and 1.7** illustrate the racial distributions for the Central Area, City of Fort Lauderdale and Broward County. According to Claritas data, the Central Area is predominately Black, constituting 71% of the entire population. In the City of Fort Lauderdale and Broward County, the Black Population only comprises 33% and 17% of the total population, respectively. The other area of great difference among the Central Area, County and City is the White Population. Currently, the Central Area is 21% White compared to 57% in the City of Fort Lauderdale and 69% in the County. Conversely, the percentage of Hispanic persons is approximately the same.

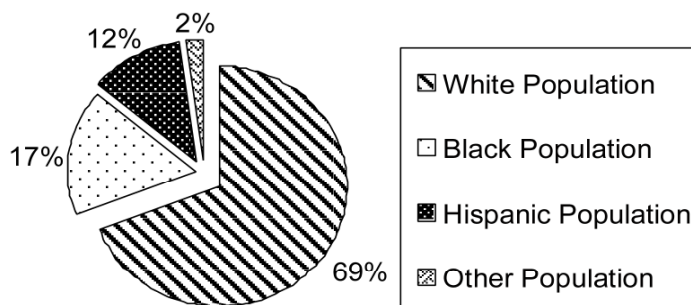
Although not reflected in the 1990 Census, the Haitian population in the Central Area is significant. It is anticipated that the 2000 Census will be able to generate a count of the Haitian population in the area. Therefore, even though an exact number is not currently available, staff is aware of the significant Haitian cultural presence in the Central Area, and recognizes that the City should allocate services geared toward development of this segment of the City's population.

FIGURE 1.5 - 1998 Racial Distribution, Central Area

Source: Claritas Corporation

FIGURE 1.6 - 1998 Racial Distribution, City of Fort Lauderdale

Source: Claritas Corporation

FIGURE 1.7 - 1998 Racial Distribution, Broward County

Source: Claritas Corporation

Education

Table 1.1 compares the educational attainment of persons 18 and over in the Central Area to that of the City of Fort Lauderdale and Broward County. Persons 18 and over in the Central Area have received less education as compared to the County and City of Fort Lauderdale. About half of the persons 18 and over do not possess a high school degree in the Central Area, whereas about one quarter of the adults in the City of Fort Lauderdale and Broward County have not received a high school diploma. Similarly, those who have obtained a college degree include 13% of the Central Area, 28% in the City and 27% in the County.

TABLE 1.1 - 1998 Educational Attainment

Area Of Analysis	Central Area	City	County
9 th Grade or less	5,773 20%	10,821 9%	76,900 7%
Some HS	7,784 26%	19,760 17%	166,385 15%
HS Grade	7,789 26%	30,540 27%	341,324 31%
Some College	4,103 14%	22,530 20%	217,179 20%
Associates Degree	1,242 4%	6,470 6%	73,360 7%
Bachelors Degree	1,844 6%	15,717 14%	139,610 13%
Post-Grad Degree	959 3%	8,622 8%	71,944 7%

***Lauderdale Manors Elementary School***

Analysis and Trends

Analysis of the existing demographic data reveals three issues regarding the Central Area. First, similar to the City of Fort Lauderdale, population growth has been stagnant since 1970 as compared to the steady increase in Broward County's population. Second, the Central Area's population is primarily younger than that of the City of Fort Lauderdale and Broward County. Finally, residents of the Central Area have typically had lower educational attainments than Broward County and the City of Fort Lauderdale. As a result of this analysis, it is recommended that social service activities should be directed towards the youth population of the Central Area.

Population Projections

It is anticipated that the population of the Central Area and the City of Fort Lauderdale will increase in the next 10 to 15 years. There are three major reasons for this assumption. First, the County is nearing build-out as available vacant land for development is becoming scarce. Secondly, more housing is being constructed in the City of Fort Lauderdale because of flexible land use regulations and a growing economy. Finally, personal preferences for housing are shifting toward in-town residential locations for proximity to entertainment and cultural amenities and to minimize commuting times.

The projections in **Table 1.2** are based on the population projections made for the County by the Broward County Neighborhood Services Division. The County has based these projections on 1990 Census information. The assumption is that the City of Fort Lauderdale and the Central Area will maintain their present share of the County's population, due to the reasons outlined in the above paragraph.

The projection represents a 12% increase in the Central Area's population, which would constitute the greatest population increase since 1960. Once again, several factors make this a confident projection. First, as mentioned previously, the decreasing amount of developable land in Broward County will push development toward older sections of the County. Second, the regulations and development incentives of the Northwest Regional Activity Center and the Northwest Progresso/Flagler Heights Community Redevelopment Area (CRA) provide an economic and regulatory impetus for development. Currently, 4,530 residential units are available for private development pursuant to the comprehensive plan and zoning land use regulations. This alone could bring in an additional 10,000 to 15,000 persons into the Central Area. The aforementioned projection is conservative as to when these units will be developed. However, the build-out population of the Central Area should be approximately 60,000 to 65,000 persons. A more intensive market study is needed to determine the timing of development for these units.

TABLE 1.2 - Population Projections

Area of Analysis	2000 Population	2005 Population	2010 Population
Central Area	47,776	50,792	53,500
City of Fort Lauderdale	154,070	163,847	172,583
Broward County	1,495,829	1,590,752	1,675,570

Source: Broward County Division of Strategic Planning and Growth Management

Community Attitudes

In 1999, the City of Fort Lauderdale conducted a citizen preference survey in order to develop budget priorities for the 1999/2000 fiscal year. Table 1.3 summarizes the answers concerning key city service areas. The responses are from residents of the Central Area.

In analyzing the survey it seems that most of the Central Area is somewhat satisfied with the majority of City Services. Respondents identified their least satisfaction with Government Responsiveness and Parks and Recreation. The Community seems satisfied with the present level of Police, Fire, EMS, Trash and Park services, although room for improvement is evident.

Another source in analyzing the Community Attitude was the Community Workshops held in June of 2000. At the workshops, the Community used maps to identify the things that they want to preserve and things that need improvement. Some of the most prominent things the Community wishes to preserve or emulate are existing parks, single-family redevelopment, neighborhood improvements and existing services. Some issues the community identified that need improvement are shopping choices, infrastructure, code enforcement, housing variety and streetscapes.

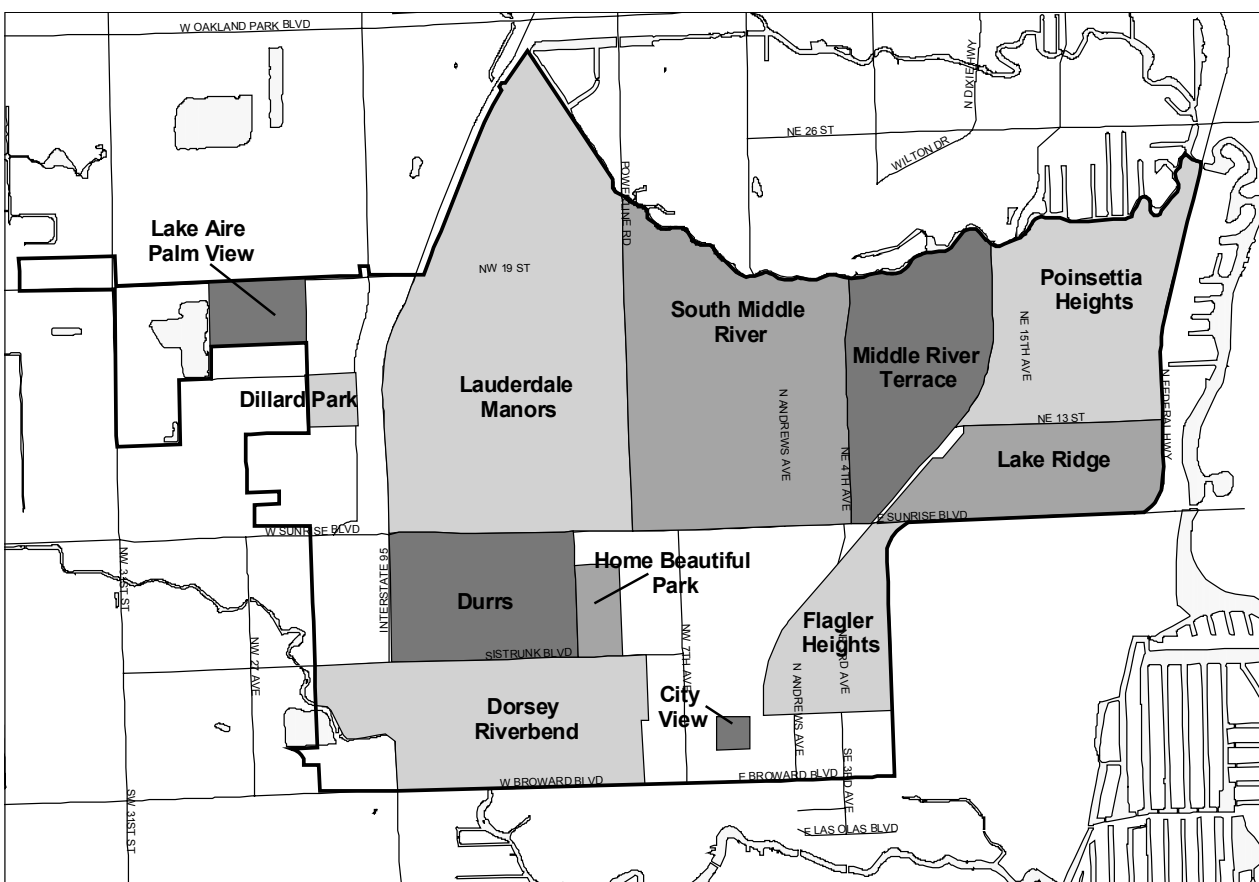
Table 1.3 – Citizen Perception Survey

Rating	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied	Did Not Respond
Quality of Life	25%	51%	13%	1%	10%
Government Responsive-ness	8%	54%	24%	9%	5%
Police	42%	44%	11%	3%	0%
Fire	60%	36%	1%	3%	0%
EMS	55%	37%	2%	2%	4%
Parks and Recreation	34%	51%	6%	9%	0%
Code	14%	51%	14%	7%	14%
Trash Pickup	62%	29%	5%	2%	2%

Source: City of Fort Lauderdale, OCCP

As illustrated in **Figure 1.8**, there are currently 12 Neighborhood Associations within the Central Area. There are two major roles of the neighborhood associations. First, the neighborhood associations act as a liaison between the citizens and the municipal government in order to procure more efficient public services. Secondly, the associations act as a gathering mechanism to bring about neighborhood unity, or sense of community. There are also several business associations in the Central Area. Their function is similar to that of the neighborhood associations except that their goal is to enhance their immediate business environment.

FIGURE 1.8 - Central Area Neighborhood Association Map



Source: City of Fort Lauderdale, OCCP

Existing Community Image

In 1959, MIT Professor Kevin Lynch developed a process to determine how people perceive their physical environment. This process is described in his book titled “*Image of the City*”, in which he uses five elements to develop the perception of the physical environment. The weakness in this technique is that outcomes can deviate due to personal preferences. However, it is still a valuable technique to evaluate the physical form of the Central Area. **Figure 1.9** depicts the five elements for the Central Area. The five elements are defined:

- Pathways - The major transportation paths used to get around a community. These can be roadways or even pedestrian corridors.

In the Central Area, the pathways are all designed for motorized travel. The pathways are Broward Boulevard, Sistrunk Boulevard, Sunrise Boulevard, NW 7th Avenue, NW 9th Avenue, NW 13th Street, NE 3rd Avenue, NW 19th Street and NW 23rd Avenue. The general street layout of the Central area is grid-like. All of the corridors provide a means to enter and exit the community as well as transport people to different areas within the community. Interstate 95 (I-95) was not considered a pathway since it is not primarily used as a means of travel within the Central Area.

- Districts - Areas that typically have distinct identity. This identity is generally defined by land uses that are linked together by the pathways.

The Central Area has several districts that are generally separated by the major pathways as depicted in Figure 1.9. The land use patterns in the Central Area tend to be defined by the roadway network. There are several adjoining neighborhoods, which are predominately single family (SF), which share some general characteristics. In addition, several areas within the Central Area have mixed residential land uses. This mixture of housing creates a distinct identity, thus it can be defined as a district. Finally, the area east of Andrews Avenue is distinctive since most of the uses support Downtown Fort Lauderdale.

- Edges - Boundaries, either man made or natural, that are perceived edges, in which districts or land uses change from one side to the other, or the transportation network, pedestrian or vehicular, is interrupted.

Within the Central Area, I-95 creates an edge through the middle of the Area. Pedestrian and vehicular traffic is interrupted as well as the land use pattern. In addition, I-95 provides a dramatic man-made visual edge. To the north of the Central Area, the South Fork of the Middle River acts as a more pleasing natural edge to the Area. The other edges to the Central Area are Broward Boulevard and Federal Highway, which are both six lane state highways. While not as prominent of an edge as I-95, there is a great distinction in the land use and housing types on both sides of the roads.

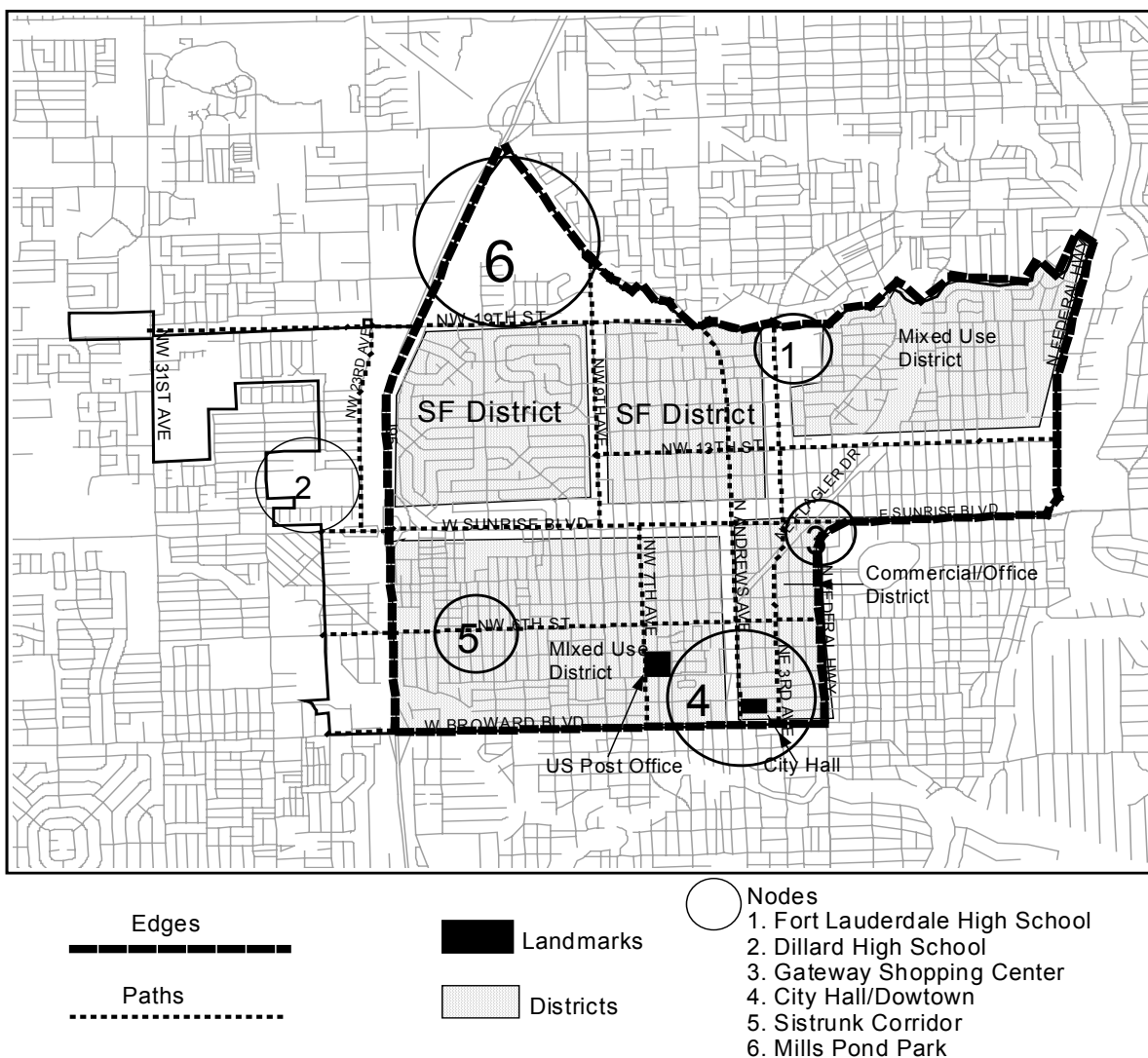
- Landmarks - Prominent visual features that can be used for orientation and way-finding.

Since the Central Area is developed at a relatively low density, there are very few prominent buildings in the area outside of downtown. This element is most open to personal interpretation since the defining of a landmark will differ. If someone

- Nodes - Areas of high activity.

The Central Area has several nodes that surround the local high schools, along the retail area of Sistrunk Boulevard, the Gateway Shopping Center, Downtown City Hall Area, and Mills Pond Park.

Figure 1.9 – Evaluation of Existing Community Image, Central Area



Source: City of Fort Lauderdale